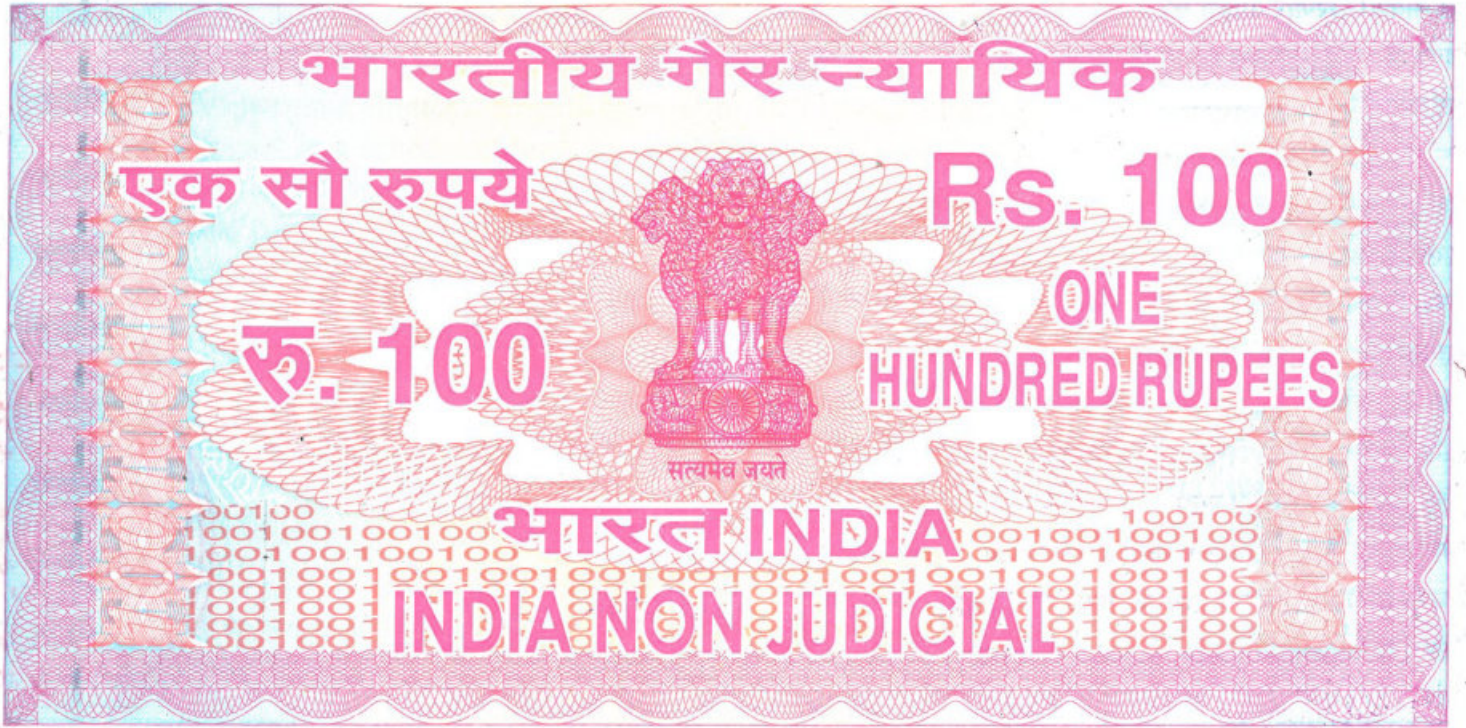




महाराष्ट्र MAHARASHTRA

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PR 279584

BEFORE NOTARY PUBLIC WARDHA (M.S.)



FORM 'B'
[See rule 3 (6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Vinod Sumant Ugemuge** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization date 25/07/2017

I, **Mr. Vinod Sumant Ugemuge** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. That I / promoter have / has a legal title Report to the land on which the development of project is proposed

OR

परस्ताचा प्रकार / अनुच्छेद क्रमांक

दस्त नोंदणी करणार आहेत का ?

नोंदणी होणार असल्यास दुय्यम निबंधक

कार्यालयाचे नाव -----

निलंबणी / पत्रिका -----

मोठाका / पत्रिका -----

मुद्रांक विभाग / पत्रिकाचे नाव -----

दुसऱ्या परवानगीचे नाव -----

हस्त अक्षर / पत्रिकाचे नाव व पत्ता -----

मुद्रांक पत्रिका / पत्रिका -----

मुद्रांक विभाग / पत्रिका व अनुक्रमांक / दिनांक

मुद्रांक विभाग / पत्रिका व अनुक्रमांची सही -----

परवानगीकरून मुद्रांक विक्रीसाठी सही व परवाना क्र

तसेच मुद्रांक विक्रीचे विभाग / पत्रिका शे. गणकार शे. इब्राहीम

मुद्रांक विक्रीचे विभाग / पत्रिका व अनुक्रमांची सही व परवाना

क्रमांक - ८/८५ व अनुक्रमांक ४५००००

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी

केल्यासून ६ महिने वापरणे बंधनकारक अ

विमो १ ३५१ ३१३१

८३५

२५/०६/१९





have / has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project.

4. (a) For new projects :

That seventy percent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amount to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

- (ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5
6. That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I /the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Wardha on this 26th day of July 2017


Deponent



SWORN/SOLEMNL AFFIRMED
BY Mr. Vinod S. Ugemeg
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY
BEFORE ME THIS THE 26
DAY OF July 2017 AT
WARDHA
14. Sebn 26/7/17
A. H. SABANE
NOTARY
WARDHA DIST. (M.S.) INDIA